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**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

*1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201*

**Public Notice**

**2 4 0 1 5 8**

**POSTED** CITY SECRETARY  
DALLAS, TX



**City Plan Commission**

**February 15, 2024**

**Briefing - 9:00 AM**

**Public Hearing - 12:30 PM**



**AGENDA  
CITY PLAN COMMISSION MEETING  
THURSDAY, FEBRUARY 15, 2024  
ORDER OF BUSINESS**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure must sign up with the Department of Planning and Urban Design's Office.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Plan Commission meeting on Spectrum Cable Channel 16 and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mdd58513fce3383fe68968f49fad77ab7>

Public hearings will not be heard before 12:30 p.m.

**BRIEFING ITEMS**

Items 1-2

**EXECUTIVE SESSION**

Item 3

**APPROVAL OF MINUTES**

**ACTION ITEMS:**

**MISCELLANEOUS DOCKET:**

MINOR AMENDMENT CASES – CONSENT

Items 4-6

DEVELOPMENT PLAN CASES – INDIVIDUAL

Item 7

MINOR AMENDMENT CASES – UNDER ADVISEMENT

Item 8

**ZONING DOCKET:**

ZONING CASES - UNDER ADVISEMENT

Items 9-17

ZONING CASES - INDIVIDUAL

Items 18-19

**SUBDIVISION DOCKET:**

SUBDIVISION CASES – CONSENT

Items 20-24

SUBDIVISION CASES - RESIDENTIAL REPLATS

Items 25-26

**OTHER MATTERS:**

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURNMENT

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## **Handgun Prohibition Notice for Meetings of Governmental Entities**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

*"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."*

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

*"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."*

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

*"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."*

**CALL TO ORDER****BRIEFINGS:**

1. [24-564](#) Briefing and Discussion on the ForwardDallas Comprehensive Land Use Plan  
Lawrence Agu, III, AICP, Assoc AIA, Planning and Urban Design
2. [24-574](#) DCA223-008 - Consideration of amending the notice requirements for zoning cases and code amendments that may result in the creation of a nonconforming use and the requirements for initiating and conducting a board of adjustment hearing to establish a compliance date in the Dallas Development Code.  
Sarah May, Chief Planner, Planning and Urban Design
3. [24-573](#) **CLOSED SESSION:**  
  
Attorney Briefings (T.O.M.A. 551.071)  
  
- Legal issues related to amending the notice requirements for zoning cases and code amendments that may result in the creation of a nonconforming use and the requirements for initiating and conducting a board of adjustment hearing to establish a compliance date in the Dallas Development Code.  
  
- Janie Cisneros v. The City of Dallas, the Dallas Board of Adjustment, and Kameka Miller-Hoskins, in her official capacity as Interim Chief Planner/Board Administrator of the Dallas Board of Adjustment; Cause No. DC-23-21102; 191st District Court.

**PUBLIC TESTIMONY:****APPROVAL OF MINUTES:**

Approval of Minutes of the February 1, 2024 City Plan Commission Hearing.

**ACTIONS ITEMS:****Miscellaneous Items:****Minor Amendments - Consent:**

4. [24-566](#) An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 695, on the southeast corner of Coit Road and Frankford Road.

**Staff Recommendation:** **Approval.**

**Applicant:** Redwood-ERC Dallas, LLC

**Representative:** Andrew Ruegg, Masterplan

**Planner:** Tasfia Zahin

**Council District:** 12

**M223-027(TZ)**

**Attachments:** [M223-027\(TZ\) Case Report](#)  
[M223-027\(TZ\) Existing Development Plan](#)  
[M223-027\(TZ\) Proposed Development Plan](#)  
[M223-027\(TZ\) Existing Landscape Plan North](#)  
[M223-027\(TZ\) Existing Landscape Plan Notes](#)  
[M223-027\(TZ\) Existing Landscape Plan South](#)  
[M223-027\(TZ\) Proposed Landscape Plan North](#)  
[M223-027\(TZ\) Proposed Landscape Plan Notes](#)  
[M223-027\(TZ\) Proposed Landscape Plan South](#)

5. [24-567](#) An application for a minor amendment to an existing site plan for Specific Use Permit No. 1357 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on the northwest corner of Bruton Road and McCutcheon Lane.

**Staff Recommendation:** **Approval.**

**Applicant:** A+ Charter Schools, Inc.

**Representative:** Robert Reeves & Associates Inc.

**Planner:** Sheila Alcantara Segovia

**Council District:** 5

**M223-028(SAS)**

**Attachments:** [M223-028\(SAS\) Case Report](#)  
[M223-028\(SAS\) Existing Site Plan](#)  
[M223-028\(SAS\) Proposed Site Plan](#)

6. [24-568](#) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 166, on the west line of La Prada Drive, south of Blyth Drive.  
Staff Recommendation: **Approval.**  
Applicant: Nexus Incorporated  
Representative: Rob Baldwin, Baldwin Associates  
Planner: Tasfia Zahin  
Council District: 7  
**M223-033(TZ)**

**Attachments:** [M223-033\(TZ\) Case Report](#)  
[M223-033\(TZ\) Existing Development Plan](#)  
[M223-033\(TZ\) Proposed Development Plan](#)

Development Plans:

7. [24-569](#) An application for a development plan on property zoned Planned Development District No. 521, North Zone Subdistrict B, on the southeast corner of Mountain Creek Parkway and Merrifield Road.  
Staff Recommendation: **Approval.**  
Applicant: Kartavya Patel  
Representative: Roger Sotelo  
Planner: Sheila Alcantara Segovia  
Council District: 3  
**D234-001(SAS)**

**Attachments:** [D234-001\(SAS\) Case Report](#)  
[D234-001\(SAS\) Proposed Development Plan](#)

**Miscellaneous Items - Under Advisement:**

Minor Amendments:

8. [24-577](#) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 1053, generally on the northeast corner of Skillman Street and East Lovers Lane.  
Staff Recommendation: **Approval.**  
Applicant: Zion Lutheran Church of Dallas  
Representative: James Kuhlmann  
Planner: Donna Moorman  
U/A From: January 18, 2024.  
Council District: 9  
**M234-003(DM)**

**Attachments:** [M234-003\(DM\) Case Report](#)  
[M234-003\(DM\) Existing Development Plan](#)  
[M234-003\(DM\) Proposed Development Plan](#)

**Zoning Cases - Under Advisement:**

9. [24-578](#) An application for a Specific Use Permit for an auto service center and vehicle display, sales, and service on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the west line of Conner Drive; between Bruton Road and Stonehurst Street.  
**Staff Recommendation:** **Denial.**  
**Applicant:** Daniel Marquez  
**Representative:** Isai Marquez  
**Planner:** Michael Pepe  
**U/A From:** November 2, 2023 and January 18, 2024.  
**Council District:** 5  
**Z223-116(MP)**

**Attachments:** [Z223-116\(MP\) Case Report](#)  
[Z223-116\(MP\) Site Plan](#)

10. [24-579](#) An application for an amendment to Specific Use Permit No. 2415 for a motor vehicle fueling station on property zoned an NS(A) Neighborhood Service District, on the southeast corner of Cedar Crest Boulevard and East Kiest Boulevard.  
**Staff Recommendation:** **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions.  
**Applicant:** AMA Corporation  
**Representative:** Audra Buckley, Permitted Development  
**Planner:** Jennifer Muñoz  
**U/A From:** January 18, 2024.  
**Council District:** 4  
**Z223-163(JM)**

**Attachments:** [Z223-163\(JM\) Case Report](#)  
[Z223-163\(JM\) Existing Site Plan](#)

11. [24-580](#) An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the southeast corner of West Kiest Boulevard and Guadalupe Avenue.  
**Staff Recommendation:** **Approval.**  
**Applicant:** Raul Estrada  
**Representative:** Mariela Estrada  
**Planner:** Michael Pepe  
**U/A From:** January 18, 2024.  
**Council District:** 3  
**Z223-217(MP)**

**Attachments:** [Z223-217\(MP\) Case Report](#)

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12. [24-581](#) An application for an MU-1 Mixed Use District on property zoned a CR Community Retail District, on the west corner of South Lancaster Road and Marfa Avenue.  
Staff Recommendation: **Approval.**  
Applicant: Uptown Reinvestment, LLC  
Representative: Sherry Flewellen  
Planner: Giahanna Bridges  
U/A From: January 18, 2024.  
Council District: 4  
**Z223-282(GB)**  
**Attachments:** [Z223-282\(GB\) Case Report](#)
13. [24-582](#) An application for an MU-2 Mixed Use District on property zoned an RR Regional Retail District, on the west line of Upton Street, between East Clarendon Drive and Viola Street.  
Staff Recommendation: **Approval.**  
Applicant: 935 Clarendon LLC  
Representative: Paul Carden  
Planner: LeQuan Clinton  
U/A From: January 18, 2024.  
Council District: 4  
**Z223-299(LC)**  
**Attachments:** [Z223-299\(LC\) Case Report](#)
14. [24-583](#) An application for a TH-3(A) Townhouse District on property zoned an R-5(A) Single Family District, on the north line of Hendricks Avenue, east of South Denley Drive.  
Staff Recommendation: **Approval.**  
Applicant: Jack Rowe  
Representative: Rik Adamski  
Planner: Martin Bate  
U/A From: January 18, 2024.  
Council District: 4  
**Z223-300(MB)**  
**Attachments:** [Z223-300\(MB\) Case Report](#)

15. [24-584](#) An application for an amendment to Specific Use Permit No. 2278 for an extended hours historic house museum and meeting space and fundraising on property zoned Area G within Planned Development District No. 63, the Swiss Avenue Historic District, with H/1 Swiss Avenue Historic District Overlay, on the east corner of Swiss Avenue and Parkmont Street.  
Staff Recommendation: **Approval** for a three-year period, subject to amended conditions.  
Applicant: Dallas County Medical Society Alliance Foundation  
Representative: Rob Baldwin, Baldwin Associates  
Planner: LeQuan Clinton  
U/A From: January 18, 2024.  
Council District: 14  
**Z223-303(LC)**
- Attachments:** [Z223-303\(LC\) Case Report](#)  
[Z223-303\(LC\) Site Plan](#)
16. [24-585](#) An application for a Specific Use Permit for a child-care facility on property zoned Tract 2H within Planned Development District No. 388, the Tenth Street Neighborhood Historic District, with H/60 Tenth Street Neighborhood Historic District Overlay, on the northeast corner of South Fleming Avenue and East Clarendon Drive.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant: Jessica Gonzales  
Representative: Elsie Thurman, Land Use Planning & Zoning Services  
Planner: LeQuan Clinton  
U/A From: January 18, 2024.  
Council District: 4  
**Z223-308(LC)**
- Attachments:** [Z223-308\(LC\) Case Report](#)  
[Z223-308\(LC\) Site Plan](#)  
[Z223-308\(LC\) Landscape Plan](#)
17. [24-586](#) An application for an MU-1 Mixed Use District on property zoned an R-16(A) Single Family District, on the north line of LBJ Freeway, between Preston Road and Copenhill Road.  
Staff Recommendation: **Approval.**  
Applicant: Manolo Design Studio  
Representative: Wanda Summers  
Planner: Giahanna Bridges  
U/A From: January 18, 2024.  
Council District: 11  
**Z223-342(GB)**
- Attachments:** [Z223-342\(GB\) Case Report](#)

**Zoning Cases - Individual:**

18. [24-570](#) An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall on property zoned an FWMU-3-SH Walkable Urban Mixed Use Form Subdistrict with a Shopfront Overlay within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northeast line of Botham Jean Boulevard, southeast of South Boulevard.

Staff Recommendation: **Hold under advisement to March 21, 2024.**

Applicant: Cee Gilmore

Planner: Giahanna Bridges

Council District: 7

**Z234-101(GB)**

**Attachments:** [Z234-101\(GB\) Case Report](#)

19. [24-571](#) An application for an amendment to Planned Development District No. 729 on the southeast line of Romine Avenue, between Latimer Street and Atlanta Street.

Staff Recommendation: **Approval**, subject to a revised amended development plan, a revised amended landscape plan, and staff's recommended amended conditions.

Applicant: YMCA of Dallas

Representative: Karl A. Crawley, Masterplan

Planner: Teaseia Blue

Council District: 7

**Z234-163(TB)**

**Attachments:** [Z234-163\(TB\) Case Report](#)  
[Z234-163\(TB\) Existing Development Plan](#)  
[Z234-163\(TB\) Proposed Amended Development Plan](#)  
[Z234-163\(TB\) Existing Landscape Plan](#)  
[Z234-163\(TB\) Proposed Amended Landscape Plan](#)

**SUBDIVISION DOCKET:**Consent Items:

20. [24-556](#) An application to create a 161-lot single family subdivision with lots ranging in size from 5,248 square feet to 10,294 square feet and 7 common areas from a 34.203-acre tract of land in City Block 8779 on property located between Prater Road and Haymarket Road, north of Lyndon B Johnson Freeway/Interstate Highway No. 20.  
Applicant/Owner: Liberty Banker Life Insurance Co.  
Surveyor: Ion Design Group, LLC  
Application Filed: January 17, 2024  
Zoning: PD 1076  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 8  
**S212-092R**

**Attachments:** [S212-092R Case Report](#)  
[S212-092R Plat](#)

21. [24-557](#) An application to replat a 0.286-acre tract of land containing all of Lot 4 and part of Lot 3 in City Block B/6164 to create one lot on property located on Remond Drive, east of Westmount Avenue.  
Applicant/Owner: Res Builders and Construction, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: January 17, 2024  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 1  
**S234-044**

**Attachments:** [S234-044 Case Report](#)  
[S234-044 Plat](#)

22. [24-558](#) An application to replat a 167.0701-acre tract of land containing all of Lot 1A in City Block A/6067 and Lot 1B in City Block A/7930 to create one lot on property located on Harry Hines Boulevard at Brookhollow Road (AKA Brookhollow Drive), north of Empire Central.  
Applicant/Owner: Leo Sherry  
Surveyor: Duenes Land Surveying, LLC  
Application Filed: January 18, 2024  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 2  
**S234-047**
- Attachments**: [S234-047 Case Report](#)  
[S234-047 Plat](#)
23. [24-559](#) An application to replat a 0.4515-acre tract of land containing all of Lots 5 through 8 in City Block 712, part of Lots 7 through 10 in City Block 5/712 to create 7 lots ranging in size from 2,292 square feet to 2,827 square feet on property located on Holly Avenue, northwest of Bryan Street.  
Applicant/Owner: Holly Avenue  
Surveyor: Texterra Surveying  
Application Filed: January 18, 2024  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 2  
**S234-048**
- Attachments**: [S234-048 Case Report](#)  
[S234-048 Plat](#)
24. [24-560](#) An application to create one 0.2755-acre lot from a tract of land in City Block 6548 on property located on Reeder Road, north of Royal Lane.  
Applicant/Owner: Amjad Mitha  
Surveyor: DMC Henry, LLC, Mori's Engineering, Inc.  
Application Filed: January 18, 2024  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 6  
**S234-049**
- Attachments**: [S234-049 Case Report](#)  
[S234-049 Plat](#)

Residential Replats:

25. [24-561](#) An application to replat a 1.01-acre tract of land containing all of Lots 17B and 17C in City Block B/8212 to create one lot and to approve one private street address on the proposed lot on property located on Braewood Place (Private Street), west of White Rock Creek.  
Applicant/Owner: A.R.T. Properties Investments L.P.  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: January 18, 2024  
Zoning: PD 562 (Tract 2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 12  
**S234-045**

**Attachments:** [S234-045 Case Report](#)  
[S234-045 Plat](#)

26. [24-562](#) An application to replat a 21.933-acre tract of land containing part of Lots 1 and 24, all of Lots 2 through 23 in City Block A/2239, part of Lots 1 and 24, all of Lots 2 through 23 in City Block B/2240, part of Lot 1 and all of Lots 2 through 12 in City Block C/2241, all of Lots 1 through 16 in City Block H/2242 to create one lot on property located on Malcolm X Boulevard at Elsie Faye Heggins Street, northeast corner.  
Applicant/Owner: Dallas Independent School District  
Surveyor: Gozalez & Schneeberg, Engineers and Surveyors, Inc.  
Application Filed: January 17, 2024  
Zoning: PD 595 (R-5(A))  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 7  
**S234-046**

**Attachments:** [S234-046 Case Report](#)  
[S234-046 Plat](#)

**OTHER MATTERS:**

Consideration of Appointments to CPC Committees:

**ADJOURNMENT**

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**None.**

**EXECUTIVE SESSION NOTICE**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]